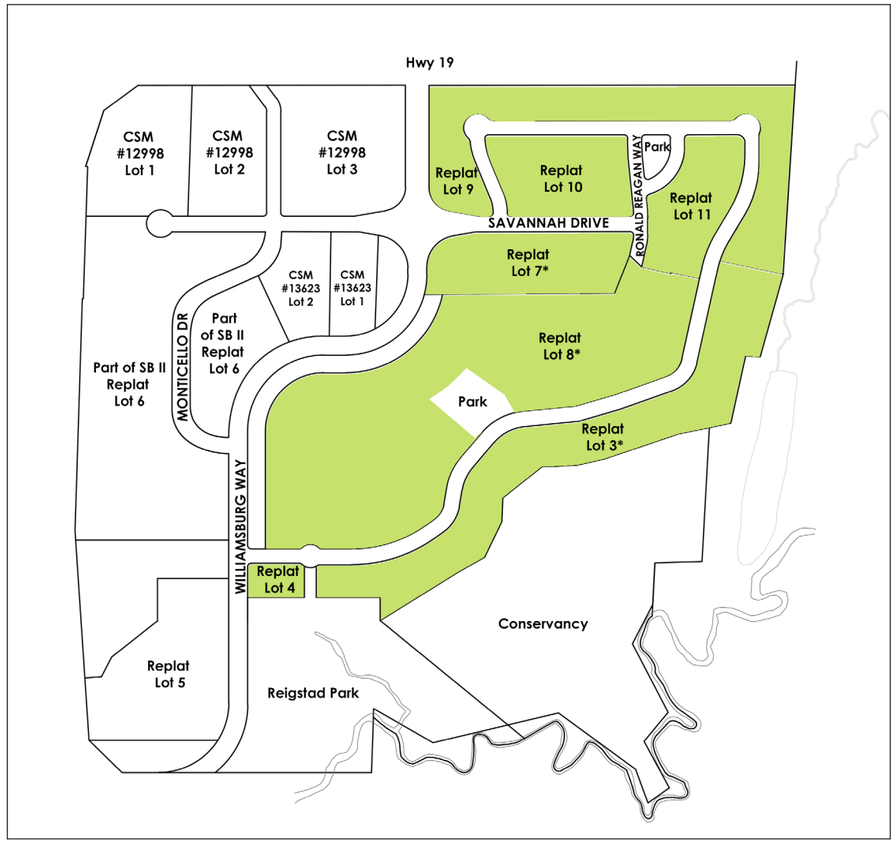
Savannah Brooks

Residential Use Area - Zoning Requirements



Photos on this page illustrate quality and character of design but do not represent final building design to be built in Savannah Brooks.

Exhibit A

Residential Units – There will be up to 175 lots within the mapped "Residential" area to the left, with each lot intended for one single-family residence except as indicated below.

Permitted Uses – For all but Lot 1 of the Homestead Addition ("Lot 1"): single-family residence, family childcare home (up to 8 children), home occupation (per Zoning Ordinance S. 15.04(6) or any replacement section with similar function), and small solar or wind energy system (per S. 15.04(24) or any replacement section with similar function).

For Lot 1, or a contiguous legal combination of Lot 1 and all or parts of Lots 2 and 3 to its north: child care center; preschool; medical, other healthcare, or dental office or clinic; hair or nail salon or related use; business or not-for profit office, including but not limited to, insurance, financial services, real estate, accounting, legal, or consulting; senior assisted living; nursing home; and memory care or rehabilitation facility.

Conditional Uses – For all but Lot 1: Community Living Arrangements/CBRF (1-15 residents). For Lot 1, or a contiguous legal combination of Lot 1 and all or parts of Lots 2 and 3 to its north: any gym, fitness, exercise facility, spa, dance or music school or similar use not listed under "permitted uses" above.

Prohibited Structures – Detached garages and accessory buildings, with the exception of those expressly permitted in recorded covenants for the affected lots.

Lot 1 Development Standards – No development on Lot 1 shall be allowed prior to Planning and Zoning Commission approval of a site plan, following an application meeting all requirements in S. 15.05 (or replacement) in the Village Zoning Ordinance. Bulk, landscape, lighting, signage, building materials and design, and other zoning standards shall be the same as those specified for the Village's RM-B Residential Mix - Business District per the Zoning Ordinance, unless modified by site plan approval.





Development Standards for Residential Units and Lots			
		Savannah Brooks III	Homestead Addition
Total Proposed Residential Acreage		43.9 (49.4 Approved from 2015)	15.0
Maximum Number of Single Family Units		115 sf (133 Approved from 2015)	59
Minimum Lot Size (s.f.)		>7,500 s.f.	>7,000 s.f.
Minimum Floor Area Requirements			
	Single Story	> 1,500 SF	> 1,200 SF
	Two-Story	> 1,800 SF	> 1,600 SF
	Raised Ranch, Bi or Tri-Level (Main Level)	> 1,600 SF	> 1,200 SF
Lot Coverage (Bldgs. & Structures)		< 50%	< 50%
Impervious Area		< 70%	< 70%
Minimum Front and Street Side Yard Setback*		15'	15'
Minimum Interior Side Yard Setback			
	Single Story	5' from Side Yard Lot Line	5' from Side Yard Lot Line
	Two-Story	6' from Side Yard Lot Line	6' from Side Yard Lot Line
Minimum Rear yard Setback		20'	20'
Maximum Building Height			
	Principal Building	35'	35'
Maximum Front Yard Encroachment (into setback) for open porches		5' (10' setback from the front lot line)	5' (10' setback from the front lot line)
Required Off Street parking		Two spaces per unit	Two spaces per unit
Landscaping		See Res. Landscape Plan page, Covenants	See Res. Landscape Plan page, Covenants
Permitted Improvements in Required Building Setback Area		Per Village Zoning Ordinance	Per Village Zoning Ordinance
Setbacks of Fences and Other permitted Structures		Per Village Zoning Ordinance	Per Village Zoning Ordinance
Driveway Opening		Not less than 12' and no more than 24' at the public ROW line	Not less than 12' and no more than 24' at the public ROW line
*Minimum front yard setback for any attached garage with garage doors facing the street is 20 feet.			

